



## MASTER FEE SCHEDULE

### Chapter 16 – Development & In-Lieu Fees

# Development & In-Lieu Fees

City of Chula Vista Development Services  
276 Fourth Avenue, Chula Vista, CA 91910

## FEE BULLETIN

# 16-100

April 2022

For expansion/renovation of existing projects, fees apply to the net increase in impact only, as determined by increase in dwelling units, gross acres, square feet, or vehicular trips. Pursuant to California Government Code Section 65852.2(f)(3)(A), Junior Accessory Dwelling Units and Accessory Dwelling Units of less than 750 square feet are exempt from all development impact and in-lieu fees. Accessory Dwelling Units 750 square feet or larger are charged proportionately to the primary residence, on a square footage basis.

All rates are current as of the date of this Fee Bulletin. Development & In-Lieu fees may be set by Ordinance, Resolution, or Council Policy. Please contact Development Services to confirm current rate schedule.

### PUBLIC FACILITIES DIF

*Applicable: Citywide*

#### Single Family, per dwelling unit (DU)

Civic Center .....	\$3,627
Police.....	\$2,029
Corporation Yard.....	\$544
Libraries .....	\$2,085
Fire Suppression System .....	\$1,833
Program Administration .....	\$729
Recreation Facilities.....	\$1,583
<b>Single Family Total PFDIF, per DU.....</b>	<b>\$12,430</b>

#### Multifamily, per DU

Civic Center .....	\$3,436
Police.....	\$2,191
Corporation Yard.....	\$436
Libraries .....	\$2,085
Fire Suppression System .....	\$1,319
Program Administration .....	\$690
Recreation Facilities.....	\$1,583
<b>Multi Family Total PFDIF, per DU.....</b>	<b>\$11,740</b>

#### Commercial, per gross acre

Civic Center .....	\$11,572
Police.....	\$9,585
Corporation Yard.....	\$9,266
Fire Suppression System .....	\$4,845
Program Administration .....	\$2,327
<b>Commercial Total PFDIF, per acre.....</b>	<b>\$37,595</b>

#### Industrial, per gross acre

Civic Center .....	\$3,656
Police.....	\$2,067
Corporation Yard.....	\$4,364
Fire Suppression System .....	\$964
Program Administration .....	\$736
<b>Industrial Total PFDIF, per acre .....</b>	<b>\$11,787</b>

### TRAFFIC SIGNAL FEE

*Applicable: Citywide*

Fee per vehicular trip.....	\$43.95
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*See Master Fee Schedule Fee Bulletin 16-200 for Vehicular Trip Generation Table*

### PARKLAND ACQUISITION & DEVELOPMENT

The Parkland Acquisition and Development (PAD) fee consists of two fee components: land acquisition and park development.

*Applicable: Citywide. Parkland acquisition fees vary between eastern and western Chula Vista, as divided by I-805. Development fees are consistent citywide.*

#### Single Family, per dwelling unit

Acquisition, west of I-805 .....	\$4,994
Acquisition, east of I-805 .....	\$12,676
Development, citywide .....	\$8,690
<b>Total single family fee, west of I-805.....</b>	<b>\$13,684</b>
<b>Total single family fee, east of I-805.....</b>	<b>\$21,366</b>

#### Multifamily, per dwelling unit

Acquisition, west of I-805 .....	\$3,707
Acquisition, east of I-805 .....	\$9,408
Development, citywide .....	\$6,450
<b>Total multifamily fee, west of I-805 .....</b>	<b>\$10,157</b>
<b>Total multifamily fee, east of I-805 .....</b>	<b>\$15,858</b>

#### Mobile Home, per unit

Acquisition, west of I-805 .....	\$2,337
Acquisition, east of I-805 .....	\$5,932
Development, citywide .....	\$4,067
<b>Total mobile home fee, west of I-805 .....</b>	<b>\$6,404</b>
<b>Total mobile home fee, east of I-805 .....</b>	<b>\$9,999</b>

**EASTERN TRANSPORTATION DIF***Applicable: East of I-805*

Per Daily Vehicular Trip.....\$1,580.30

A list of common uses and their associated ETDIF fee is provided for informational purposes below.Residential, per dwelling unit (DU)

Low Density: 0 – 6 DU/gross acre .....\$15,802

Medium Density: 6.1 – 18 DU/gross acre .....\$12,642

High Density: &gt; 18.1 DU/gross acre .....\$9,481

Senior Housing: &gt; 8 DU/gross acre .....\$6,321

Residential Mixed Use: &gt; 18 DU/gross acre .....\$6,321

Commercial, per gross acre unless otherwise specified

Mixed Use, per 20,000 SF .....\$252,847

General: &lt; 5 stories in height.....\$252,847

Regional: &gt; 60 acres or 800,000 SF .....\$173,832

High Rise: &gt;= 5 stories in height.....\$442,483

Other, per gross acre unless otherwise specified

Office: &lt; 5 stories in height .....\$142,226

Industrial .....\$142,226

Regional Technology Park.....\$126,423

18-Hole Golf Course, per course.....\$1,106,208

Medical Center.....\$1,027,193

*Note: Mixed Use projects are subject to both the Mixed Use Commercial rate for the commercial portion of the project **AND** the Mixed Use Residential rate for the residential units.*

**WESTERN TRANSPORTATION DIF***Applicable: West of I-805, except Bayfront area*

Per Daily Vehicular Trip.....\$492.87

A list of common uses and their associated WTDIF fee is provided for informational purposes below.Residential, per dwelling unit (DU)

Low Density: 0 – 6 DU/gross acre .....\$4,928

Medium Density: 6.1 – 20 DU/gross acre .....\$3,942

High Density: &gt; 20.1 DU/gross acre .....\$2,957

Mobile Home .....\$2,464

Commercial, per gross acre unless otherwise specified

Regional .....\$98,574

Community .....\$138,003

Neighborhood, per 1,000 SF .....\$23,657

Street Front.....\$78,859

Retail .....\$78,859

Wholesale Trade .....\$118,288

Office, per gross acre unless otherwise specified

High Rise Office: 6+ stories in height .....\$295,722

Low Rise Office: &lt; 6 stories, per acre.....\$147,861

Low Rise Office: &lt; 6 stories, per 1,000 SF .....\$9,857

Medical Office.....\$246,435

Lodging (Hotel/Motel), per gross acre unless otherwise specified

Low Rise Lodging: &lt; 4 stories, per acre.....\$98,574

Low Rise Lodging: &lt; 4 stories, per room .....\$4,928

High Rise Lodging: 4+ stories in height .....\$147,861

Industry, per gross acre

Heavy Industry .....\$59,144

Warehouse/Storage.....\$29,572

Industrial Park .....\$44,358

Light Industrial .....\$98,574

**BAYFRONT TRANSPORTATION DIF***Applicable: Bayfront area*

Per Daily Vehicular Trip.....\$1,191.37

A list of common uses and their associated WTDIF fee is provided for informational purposes below.Residential, per dwelling unit (DU)

Low Density: 0 – 6 DU/gross acre .....\$11,913

Medium Density: 6.1 – 20 DU/gross acre .....\$9,530

High Density: &gt; 20.1 DU/gross acre .....\$7,148

Mobile Home .....\$5,956

Commercial, per gross acre unless otherwise specified

Regional .....\$238,274

Community .....\$333,583

Neighborhood, per 1,000 SF .....\$57,185

Street Front.....\$190,619

Retail .....\$190,619

Wholesale Trade .....\$285,928

Office, per gross acre unless otherwise specified

High Rise Office: 6+ stories in height .....\$714,822

Low Rise Office: &lt; 6 stories, per acre.....\$357,411.

Low Rise Office: &lt; 6 stories, per 1,000 SF .....\$23,827

Medical Office.....\$595,685

Lodging (Hotel/Motel), per gross acre unless otherwise specified

Low Rise Lodging: &lt; 4 stories, per acre.....\$238,274

Low Rise Lodging: &lt; 4 stories, per room .....\$11,913

High Rise Lodging: 4+ stories in height .....\$357,411

Industry, per gross acre

Heavy Industry .....	\$142,964
Warehouse/Storage.....	\$71,482
Industrial Park.....	\$107,223
Light Industrial .....	\$238,274

**PEDESTRIAN BRIDGE DIFs**

Otay Ranch Village 1, 2, 5, and 6 Pedestrian Bridge DIF

*Applicable: Otay Ranch Villages 1, 2, 5, and 6*

Single Family, per DU .....	\$1,000
Multifamily, per DU .....	\$741

Otay Ranch Village 11 Pedestrian Bridge DIF

*Applicable: Otay Ranch Village 11*

Single Family, per DU .....	\$2,839
Multifamily, per DU .....	\$2,105

EUC (Millenia) Pedestrian Bridge DIF

*Applicable: Millenia Eastern Urban Center Project*

Single Family, per DU .....	\$615.13
Multifamily, per DU .....	\$456.10

**SEWER & DRAINAGE DIFs**

Poggi Canyon Sewer, Gravity Flows

*Applicable: Poggi Canyon sewer basin*

Fee per equivalent dwelling unit (EDU) .....	\$265
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Salt Creek Sewer, Gravity Flows

*Applicable: Salt Creek and Wolf Canyon sewer basins*

Fee per equivalent dwelling unit (EDU) .....	\$1,612
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